092.0	0002	0016.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	721,100 /	721,100
					USE VALUE:	721,100 /	721,100
					ASSESSED:	721,100 /	721,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
150		PHEASANT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JONES SAMUEL RHYS ETAL
Owner 2:	YOUMANS BRIAN ETAL
Owner 3:	
Street 1:	150 PHEASANT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KUINDERSMA SCOTT R & JESSICA M -
Owner 2:	-
Street 1:	150 PHEASANT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,684 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1964, having primarily Wood Shingle Exterior and 1428 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6684.000	282,400	4,300	434,400	721,100
Total Card	0.153	282,400	4,300	434,400	721,100
Total Parcel	0.153	282,400	4,300	434,400	721,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 504.97 | /Parcel: 504.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

59448

GIS Ref

GIS Ref

Insp Date

08/08/18

!7504!

PREVIOUS ASSESSMENT

Parcel ID 092.0-0002-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	282,400	4300	6,684.	434,400	721,100	721,100	Year End Roll	12/18/2019
2019	101	FV	218,300	4300	6,684.	440,600	663,200	663,200	Year End Roll	1/3/2019
2018	101	FV	218,300	4300	6,684.	328,900	551,500	551,500	Year End Roll	12/20/2017
2017	101	FV	218,300	4300	6,684.	297,800	520,400	520,400	Year End Roll	1/3/2017
2016	101	FV	218,300	4300	6,684.	285,400	508,000	508,000	Year End	1/4/2016
2015	101	FV	213,900	4400	6,684.	242,000	460,300	460,300	Year End Roll	12/11/2014
2014	101	FV	213,900	4400	6,684.	229,600	447,900	447,900	Year End Roll	12/16/2013
2013	101	FV	213,900	4400	6,684.	218,400	436,700	436,700		12/13/2012

PRINT

Date	Time
12/10/20	22:08:02

LAST REV

Date	Time
08/08/19	11:49:48

mmcmakin

7504

USER DEFINED

Prior Id # 1:	59448
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KUINDERSMA SCOT	72916-392	1	7/12/2019		782,000	No	No		
SULLIVAN PETER	66110-178		9/22/2015		570,000	No	No		
	15161-95		8/1/1983		104,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	MEAS&NOTICE	CC	Chris C
12/3/2008	Meas/Inspect	345	PATRIOT
4/29/2000	Missed Appt.	264	PATRIOT
1/26/2000	Mailer Sent		
1/26/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6684		Sq. Ft.	Site		0	70.	0.93	5									434,366						434,400	

Total AC/HA: 0.15344 | Total SF/SM: 6684 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 434,366 | Spl Credit | Total: 434,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	82502
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383719
Depreciation:	101302
Depreciated Total:	282417

COMMENTS

WALK-UP ATTIC W/ 4 FT CEILING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

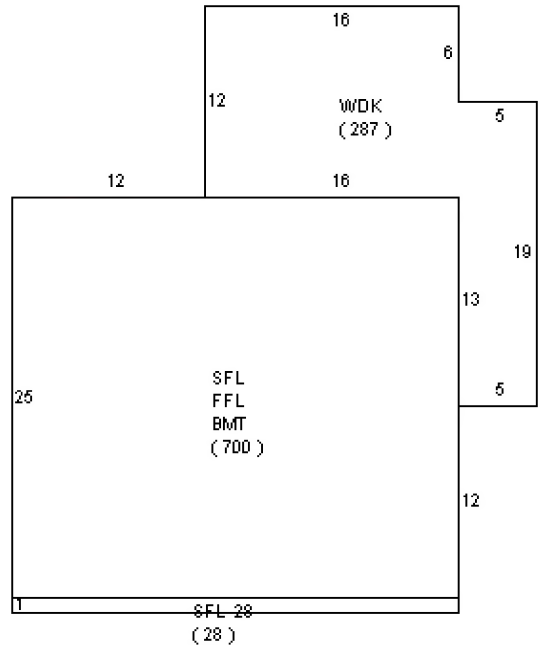
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.23
Special Features:	0	Val/Su Net:	116.94
Final Total:	282400	Val/Su SzAd	197.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	728	182.230	132,665
BMT	Basement	700	54.670	38,269
FFL	First Floor	700	182.230	127,562
WDK	Deck	287	9.480	2,722

Net Sketched Area:	2,415			Total:	301,218
Size Ad	1428	Gross Are	2415	FinArea	1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 092.0-0002-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X24	A	AV	1964	23.01	T	40	101			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300